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REVIEW OF THE EFFICIENCY OF THE ADMINISTRATIVE AND FINANCIAL FUNCTIONING OF THE UNITED NATIONS

Facilities management

Historical background and descriptions of properties occupied by the United Nations at the principal offices

Report of the Secretary-General

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INTRODUCTION

1. Document A/45/796 presented an inventory and an analysis of data on the principal properties occupied by the United Nations world wide, including general information on the size, valuation and legal aspects of the properties by location.

2. The present addendum contains historical background and descriptions of the individual properties and buildings at principal duty stations. Information on the historical development of the properties was assembled as part of the base survey and analysis on properties owned and leased by the United Nations at the principal duty stations, in preparation for the development of detailed proposals for long-term major maintenance and integrated, global facilities management.

3. The historical survey covers two basic aspects of the properties, the conditions by which the Organization established its operations in the host country and at the present site, as well as an historic and physical description of the sites and buildings at each location.

A. The International Court of Justice, The Hague

4. The International Court of Justice, the successor to the Permanent Court of International Justice (1922-1946), was established by Chapter XIV of the Charter of the United Nations signed at San Francisco on 26 June 1945. Article 22 of the Statute of the International Court of Justice, an integral part of the Charter, designates The Hague as the permanent seat of the Court. The proceedings and deliberations of the judges of the International Court of Justice are conducted in the world renowned Palais de la Paix (Peace Palace).

Establishment of the Peace Palace

5. The First International Peace Conference in 1899 at The Hague led to the establishment of the Permanent Court of Arbitration. It soon became evident that the initial accommodations of that Court in a town house in The Hague had become inadequate as a result of the increasing number of cases presented before the Court. The concept of a Peace Palace had its origin in the interest of several participants of the 1899 Conference. Their interest was given focus by the campaign of a prominent English journalist, William Stead, for the construction of a "Temple of Peace" as an outward and visible sign testifying to the progress of mankind. In line with the international status of the Court, it was considered that the erection of the "Temple of Peace" should also be an international effort.

6. A Peace Palace meeting the aspirations of these men accorded well with Andrew Carnegie's emphasis on peace endowments and libraries in the distribution of his wealth, and in 1903 he agreed to support the project. In the end it was decided that a building would be constructed that would become at once a symbol of the peace ideal and the functional seat of the Permanent Court of Arbitration on a site to be provided by the Government. The building would also house a world library of international law, to be placed at the service of the Court.

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7. In May 1903, Carnegie had the sum of $1.5 million transferred from New York to the Netherlands Government at The Hague. Its international status did not permit the Court to own property and it was necessary to establish a foundation, the Carnegie Stichting, to oversee the project and administer the funds. Although in form a private foundation named for the initial benefactor, the foundation was subject to a Supervisory Council consisting of various Government ministers and officials on an ex officio basis. The operations of the Foundation were administered by five directors, all Dutch nationals, one of which was appointed by the court, the rest by the Government. In June 1904 the Board of Directors of the Foundation was appointed. Over the years, the operations of the Foundation and the Peace Palace have received considerable direct support from the Government.

Site

8. The Peace Palace is located on grounds that had formed part of the "Zorgvliet" estate, a time-honoured park area. The selection of the site for the Palace was a long drawn out three-year struggle between the competing interests of individuals, the community, interested institutions and various levels of government. After protracted debate a wooded site on the Zorgvliet estate was finally chosen in 1905 for the construction of the Peace Palace from among many alternate locations. On 18 August 1905 five hectares (12.5 acres) of the estate there were purchased with a grant of Dfl. 700,000 from the Treasury of the Government of the Netherlands.

Buildings

9. An international competition for the design of the Peace Palace was initiated on 15 August 1905 by the Board of the Carnegie Stichting. Twenty-one firms were formally invited to submit designs for which an honorarium was paid. By the deadline, another 195 architects from all over the world submitted projects without remuneration or specific invitation.

10. An international architectural jury met at The Hague in May 1906 and selected six prize winners. The outcome of the competition led to lengthy legal difficulties, in part because the jury awarded the first prize to a design by the French architect Cordonnier that failed to meet the competition rules on technical and cost grounds and led to legal entanglements on design grounds. It was seven years before the Board of the Carnegie Foundation finally overcame all the lawsuits arising from the results of the competition.

11. During the next two years of negotiations with the architect, the proposed plan and façade design were altered and the supervision of the building process was placed in the hands of an associate of Cordonnier, the Dutch architect van der Steur, as a condition of the Board. The first stone was laid in the summer of 1907, an event which was attended by 200 delegates from 50 nations who had come for the Second Hague Peace Conference that year.

12. The construction of the Peace Palace, though not without complications, was relatively straightforward. Despite the conservative outer appearance of the building, the best contemporary techniques were used in its construction. Excavation commenced in December 1907. The summit of the building was reached on

12 December 1911, but nearly two more years were required to complete the extensive decoration of the interiors.

13. In response to a proposal made in 1907 at the Second Hague Peace Conference, most of the materials and artefacts used for the decoration and embellishment of the interior of the Palace were gifts from nations that were signatories to the Hague Conventions. These included marble from Italy, finely wrought front entrance gates from Germany, stained glass windows from the United Kingdom, and precious woods from a number of countries. Works of art, too, were donated in great numbers, including many paintings and sculptures as well as exquisite silk tapestries from Japan especially designed for the room of the Conseil Administratif of the Permanent Court of Arbitration. The presentation of these and other artworks was a gesture of generosity that would find future resonance during the construction and embellishment of other buildings erected subsequently by the League of Nations and the United Nations.

14. The gifts for the Peace Palace, together with the overall interior design in which doves of peace, olive branches, scales and figures of Peace and Justice were manifested in the decorations, attested to the public view and rising hope that Peace through Justice would put an end to all war and strife. A young Dutch craftsman and native of The Hague, Herman A. Rosse, designed and executed the elaborate decorations for the ceilings and vaults, stained glass windows, murals and superb tile-panels of the Palace. The landscape design of the Palace grounds was the work of T. H. Mawson, London garden architect. The Palais de la Paix was inaugurated by Queen Wilhelmina on 28 August 1913. The Opening Ceremony, attended by Andrew Carnegie and 400 guests brought to a conclusion one of the greatest international efforts that had ever been conducted to build a concrete symbol of high humanitarian ideals.

15. With the establishment of the Permanent Court of International Justice in 1922 and the Hague Academy of International Law in 1923, the facilities of the Peace Palace were becoming overcrowded. A separate building was constructed for the Academy at the rear of the Palace. It was connected to the Palace by an enclosed bridge at the first floor level. It opened in 1929.

16. In the Agreement of 1946 between the Carnegie Foundation and the United Nations, the International Court of Justice was given "permanent and exclusive use" of certain defined rooms in the Peace Palace. In addition, the Agreement specified that the Court was entitled to the joint use of all the other premises of the Palace necessary for its work, in accordance with subsequent agreements that were to be concluded in each particular case with the Foundation.

17. Serious space problems developed at the Peace Palace in the 1960s as the increased activities of the various occupants created pressure for expansion. In a report of October 1965 by the Administrative Management Service of the United Nations on "Accommodations of the International Court of Justice at The Hague", it was reported that the Court then occupied 52 rooms/offices with a total floor space of 2,111 square metres (22,720 square feet). In addition, during sessions of the Court it had access to the Great Court Room, the adjacent Council Chamber, and two Council Rooms nearby.

18. New Wing of the Peace Palace. The definitive decision to construct a new wing was taken by the Board in October 1973. In 1974 designs were invited from three competing firms. The design of the architects Brouwer and Deurvorst was selected in October 1975. Construction was supervised by architects T. T. Deurvorst and J. Schrieke. The New Wing of the Peace Palace (3,760 square metres/40,470 square feet) was erected at the expense of the Government of the Netherlands and inaugurated by Queen Juliana on 4 April 1978. It was placed at the disposal of the United Nations and is devoted exclusively to the use of the Court. Net usable space amounts to 1,516 square metres (16,320 square feet), including conference and study rooms for the use of the judges.

19. As of 1990 the International Court of Justice occupied 7,210 square metres (77,610 square feet) in the Peace Palace, including the New Wing. The Great Hall of Justice still serves for the public sittings of the Court and the offices of the Registry are also located in the original building. In addition to the International Court of Justice, the Palace also houses the Permanent Court of Arbitration, Hague Academy of International Law, the Carnegie Stichting, and the Peace Palace Library, which serves all these institutions and also the public.

B. United Nations Office at Geneva

20. In the nineteenth century, the international stature of Geneva was enhanced by the founding of the Society of Peace in 1830, the International Red Cross in 1863 and the signature of the Geneva Convention in 1864. The establishment of the city as a permanent international site for intergovernmental deliberations came at the Paris Peace Conference in 1919, when Geneva was chosen as the headquarters of the League of Nations.

21. The Interim Arrangement on Privileges and Immunities of the United Nations, concluded between the United Nations and the Swiss Confederation, was signed at Berne on 11 June 1946 and at New York on 1 July 1946. The General Assembly of the United Nations considered this document and by resolution 98 (I) approved the establishment of Geneva as the seat of the European Office of the United Nations on 14 December 1946. In 1966 the Office was redesignated as the United Nations Office at Geneva.

The Palace of the League of Nations

22. The League of Nations first proposed to build its headquarters on land it had purchased on the shores of Lake Geneva. The properties are known collectively as the "Sècheron properties", and comprise Perle du Lac and the Villas Bartholini and Moynier, with a total of 6.68 hectares (16.51 acres). In March of 1926 an extraordinary Assembly of the League decided to open an international architectural competition to select a design for the "palace" of the League to be built on the Sècheron properties.

23. Early in 1927, after six weeks of study of the 337 designs submitted, the international jury of architects reported that a great number of interesting ideas had been presented, but found that the numerous competitors had not taken

sufficient account of the competition rules or of the material conditions of the design programme. The jury decided to award nine "first" prizes, including one to Le Corbusier, but declared that it was unable to recommend specifically the execution of any of the projects that had been submitted.

24. A complication arose during this period when it became evident that the lakeside properties were not large enough to permit the erection of the building complex proposed. The size of the library to be included in the complex was increased substantially in 1927 as a result of a grant of $2 million for this purpose from John D. Rockefeller, Jr.

25. In order to allow construction of the enlarged complex, the City of Geneva granted the League of Nations, in an agreement dated 26 March 1929, surface rights to a much larger property above the lake in exchange for reciprocal surface rights to the Sècheron properties.

26. The right granted to the City of Geneva was an exclusive right of usage. On these properties the City of Geneva could construct buildings which the city would own. The League of Nations, however, remained the owner of the land itself. The League's rights in these parcels were transferred to the United Nations by the Agreement of 19 July 1946 between the two parties.

Site

27. The principal site of the United Nations at Geneva is the Parc de l'Ariana, which comprises 24.9 hectares/61.53 acres. As part of the reciprocal agreement regarding the Sècheron properties, the League of Nations was granted an exclusive right of usage at this site. The League would own any buildings that it would construct on the site. The site that the City of Geneva made available to the League in 1928 comprised most of the land below the Musée de l'Ariana. A direct exchange of the properties was not possible under the terms of the testament of the last private owner, Gustave Revilliod (d. 1890), who had willed the Parc de l'Ariana to the City of Geneva in perpetuity. Accordingly, ownership of the site remains with the City of Geneva. Under the agreement between the City of Geneva and the League of Nations in 1928, the Musée de l'Ariana and the grounds immediately surrounding it were excluded from the site made available to the League of Nations, generally known as the Parc de l'Ariana.

28. The rights to the occupancy and use of the site, first granted to the League of Nations, were renewed in favour of the United Nations by the "Convention sur l'Ariana" signed on 11 June and 1 July 1946 by the Swiss Confederation and the United Nations. These are: (i) right to construct on the entire site, without necessity of approval by the City of Geneva, with full ownership of the constructions retained by the Organization, and (ii) surface rights of usage of the built land and immediately contiguous and surrounding land up to 100 metres (328 feet) in all directions on the site so long as the Organization continues to occupy its buildings thereon.

29. The Parc de l'Ariana provides an exceptional setting. Its last private owner, Gustave Revilliod, undertook extensive landscaping on the family estate between 1864 and 1876 and purchased additional surrounding properties. On the death in 1876 of his mother, Ariana de la Rive Revilliod, Gustave decided to honour and perpetuate her name by the creation of an art museum, the Palais de l'Ariana, constructed on the upper heights of the Parc. The site offers an imposing view of the countryside of Geneva, the Savoie, and the Alps, with the lake and mountainside of Cologny in the foreground.

30. That the majesty of this vantage point has been largely preserved is due to the legacy of Revilliod, who left this property to the City of Geneva and its inhabitants for the enjoyment in perpetuity, of the museum and public park, with the condition "that it may never be, in its entirety nor in its parts, deteriorated or changed to other conditions, except those which are formal, nor which would tend to alter the character, no part could ever be sold ..." Over the years the League of Nations and later the United Nations have added a number of adjoining and nearby properties to the original site, and have extended the park setting to the new lands. Today the United Nations property includes most of the land enclosed by the Avenue de la Paix, the Route de Pregny, the Chemin de l'Imperatrice and the railroad.

Palais des Nations

31. Following the inconclusive results of the architectural competition, the change of site and the enlargement of the project due to the Rockefeller gift for the library, the Assembly of the League of Nations established a Committee of five members. By the resolution of 26 September 1927, the Committee was charged with the responsibility to select a design capable of responding both to practical necessities and aesthetic requirements. Interestingly, the members of this Committee were not architects but diplomats.

32. On 22 December 1927 the Committee unanimously adopted the following statement:

> "The project which, in the judgement of the Committee, satisfies best the requirements of practical and aesthetic order is that presented by Messieurs Nenot and Flegenheimer.
>
> "Nevertheless, the Committee has noted certain inconveniences inherent in this project and expressed the desire that a new project may be prepared by Messieurs Nenot, Flegenheimer, Broggi, Lefèvre et Vago in collaboration with the Secretariat of the League of Nations."

33. On 6 March 1928, the Council of the League gave its approval to the new plans thus revised and authorized the Secretary-General to sign a contract with the architects. At Madrid in June 1929 the Council finally approved the construction plans for the Palais. The design process had taken three years and had attracted considerable international attention during its evolution.

34. The project, executed under the general direction of the League of Nations, is due to the collaboration of five architects: M. Nenot, inspector general of the civil buildings and national palaces, architect, Paris; M. Broggi, architect, Rome; M. Flegenheimer, architect, Geneva; M. Lefèvre, inspector general of civil and national buildings, architect, Paris; and M. Vago, architect, Budapest. These architects worked in a team; decisions were taken by majority vote. Under their direction an architectural team of some 35 architect-collaborators was engaged.

35. A ceremony for the laying of the first stone for the Palais was held on 7 September 1929, but construction of the Palais actually began on 1 March 1931, following the signature of a contract between the League of Nations and the Entreprise du Palais des Nations, a group of several large firms organized for this purpose. Structural work was completed in 1933. The League secretariat occupied the new buildings in February 1936 and the first session of the Assembly in the new chambers took place in September 1937. The final cost was Sfr 35 million, including the Rockefeller gift.

36. The main section of the building forms a horseshoe facing the lake and enclosing a great court of honour. This grand court, 130 metres (426.5 feet) in length and 90 metres (295.27 feet) in depth, stepped down the slope of the terrain by means of a series of stairs and terraces. At the entrance to the Assembly Hall is the monumental Salle des Pas Perdus, flanked on either side by the Council Chamber and the Library. In the Council Chamber, the gold and brown frescoes painted by Jose-Maria Sert illustrate the perils of war and man's struggle against nature.

37. Many nations made gifts of marble, granite, rare woods, paintings and drawings, tapestries, wrought iron and other works of art. The contents of the Palais des Nations reflect both the diversity and commonality of all humanity through the exhibition of the artistic skills of its varied cultures.

38. Extension of the Palais. A new wing was added to the Palais in 1973. It was designed by the architects C. Broggi and P. Luigi (Italy), E. Beaudoin and J. Carlu (France) and Sir Basil Spence (United Kingdom). The addition consists of a conference building and an office building. One of the main conference rooms has been called the Swiss Room in gratitude to the Swiss Confederation and the Republic and Canton of Geneva, which contributed 4 million Swiss francs to the project. Major United Nations bodies such as the United Nations Conference on Trade and Development, the Economic and Social Council, the International Law Commission and the Commission on Human Rights meet there regularly. The new building extends beyond the Parc de l'Ariana site onto portions of La Pelouse and Le Bocage parcels.

39. The Palais des Nations now comprises five main buildings: the Secretariat wing, the Assembly Building, the Council Chamber building, the Library and the new wing, presenting in its present overall aspect a sweep of nearly 800 metres (2,624.64 feet).

40. Le Bocage (5.58 hectares/13.79 acres). Le Bocage, "The Grove", is situated in a wooded area on the Route de Pregny, north-west of the Palais des Nations. The Villa was built at the beginning of the nineteenth century and later enlarged in the Empire style with a park landscaped in the French manner. The United Nations acquired the site on 8 December 1954 from the City of Geneva. In exchange, the United Nations transferred to the City of Geneva its property Le Chêne adjoining the Botanical Garden that the League of Nations had acquired in 1937. The Villa Le Bocage is currently used by the Training and Examinations Section of the Personnel Service of the United Nations Office at Geneva. Two prefabricated office buildings built in 1960 and 1964 initially provided accommodations for the Secretariat of the General Agreement on Tariff and Trade and now house the Administrative Service of UNCTAD.

41. La Pelouse (5.34 hectares/13.2 acres). The eastern corner of the new wing of the Palais occupies a portion of this property, which was purchased by the League of Nations on 24 March 1930. The villa, built in the early nineteenth century, served as the residence of the Secretary-General of the League of Nations. The property was transferred to the United Nations in 1946. It was completely refurbished in 1989 for use as office space.

42. La Fenêtre (6.87 hectares/16.98 acres). This property located to the north of the Palais, between the Route de Pregny and the Chemin de l'Impératrice, has an interesting history associated with the ideals of the United Nations itself. It was purchased in 1819 by the Count Jean-Jacques de Sellon, who constructed on the site the Villa La Fenêtre (774 sq.m./8,331 sq.ft.), which still stands today. To commemorate the "Société de la Paix" that he had founded, and as evidence of his dedication to the principle of the inviolability of life, he had an obelisk erected on the site. A small temple was also built there later and consecrated to "Friendship and Peace". The League of Nations acquired the property in 1937. Ownership passed to the United Nations in accordance with the Agreement of 19 July 1946 between the League of Nations and the United Nations. The Villa is now the residence of the Director-General of the United Nations Office at Geneva. The International School also has a facility at the north-west corner of this site, facing the Route de Pregny. In 1975 the United Nations acquired the adjoining Birkigt parcel from the City of Geneva in exchange for lands on the opposite side of the Avenue de la Paix.

43. Les Feuillantines (0.72 hectares/1.78 acres). This property, located between the Route de Ferney and the Route de Pregny, Petit-Saconnex, was purchased by the League of Nations in 1937, and was transferred by the League to the United Nations in 1946. The villa was used initially by the United Nations as the residence of the Director-General of the United Nations Office. After the transfer of the residence of the Director-General to La Fenêtre, the villa was remodelled to provide office accommodations for the liaison offices of various specialized agencies.

44. Annexe Petit-Saconnex (1.95 hectares/0.79 acres). These grounds, while owned by the Canton of Geneva, carry a leasehold ("servitude de surface") in favour of the United Nations that came into effect on 1 January 1975. As of the same date, the United Nations acquired ownership of the large prefabricated office building on

the property from the International Labour Office for SFR 6.37 million. The leasehold, originally concluded for 12 years, was subsequently extended until 31 December 1991. The United Nations will soon need to relocate its existing offices from the property. At present the leasehold carries an annual rent of SFR 45,200. The three-storey building was built by ILO in 1960 and has a long central block with two offset wings off either side of the central block. It contains 11,080 sq.m. (119,265 sq.ft.) of gross office space, which translates into 8,160 sq.m. (87,834 sq.ft.) of net space. It accommodates, among other offices, the European offices of the United Nations Development Programme, United Nations Population Fund and United Nations Environment Programme.

Leased office space

45. Centre William Rappard. Part of this lakefront building, which formerly housed the International Labour Office, is rented from the Canton of Geneva at a current annual rent of SFR 1.222 million to accommodate offices of the United Nations High Commissioner for Refugees. It covers a gross surface of 8,020 sq.m. (86,327 sq.ft.); the net office space is 4,611 sq.m. (49,633 sq.ft.). The balance of the building is occupied by the Secretariat of GATT.

46. Commercial lease of space on the Avenue de la Paix. Additional space has been rented by UNHCR in nearby commercial property on the Avenue de la Paix (6,387 sq.m./68,750 sq.ft. gross; 4,118 sq.m./44,326 sq.ft. net).

C. United Nations Headquarters, New York

Establishment of operations in the United States of America

47. On 10 December 1945, the Congress of the United States of America unanimously resolved to invite the United Nations to establish its permanent headquarters in the United States. At its first session in London on 14 February 1946, the General Assembly accepted the invitation.

Site

48. During 1946 a special United Nations site committee looked at numerous sites in Philadelphia, Boston, San Francisco and metropolitan New York. The site committee focused initially on areas north of New York City, while expensive and densely populated Manhattan was not seriously considered. The final recommendation of the committee was changed at the last minute, however, by an offer from John D. Rockefeller, Jr. of $8.5 million for the purchase of land along the East River north of 42nd Street as the Headquarters site. The offer was contingent upon various actions by city, state and federal governments, conditions that were quickly accepted. One of the principal conditions was that the City of New York would contribute certain properties, streets, riverfront rights and air rights over the Franklin Delano Roosevelt Drive (FDR Drive) so as to make the site continuous and uninterrupted. The General Assembly accepted the offer on 14 December 1946. What was later to become the site of the buildings recognized world wide as a

political and universal symbol of the United Nations was at that time a blighted area of rundown slaughter houses, light industrial plants and docking facilities for railroad barges.

49. The present site includes the land purchased in March 1947 with the Rockefeller gift, and the streets and other parcels transferred by the City of New York to make one integrated site. After various adjustments due to realignment of First Avenue, the final boundaries were formally established in an agreement executed in 1954 between the United Nations and the City of New York. The site comprises all land in the area bounded by First Avenue, the East River, and 42nd and 48th streets, with the exception of the FDR Drive (1946 alignment) and the IRT subway ventilation shaft on the north side of East 42nd Street. The final boundaries enclose a total surface area of 16.2 acres (6.6 hectares).

50. The United Nations also has air rights amounting to 3.4 acres (1.3 hectares) over the FDR Drive from the level of 24 feet (7.32 metres) above mean high water level, as well as the right to place structural columns between the north and south lanes of the FDR Drive. Additionally the United Nations was granted waterfront development rights on the East River from the north side of 42nd Street (extended) to the south side of 48th Street (extended) between the official bulkhead and pierhead lines at the river, an area approximately 100 feet by 1,500 feet (3.5 acres, 1.4 hectares).

Buildings

51. An early objective of Member States and the administration in the design of the buildings was the achievement of an architectural solution befitting the aspirations of the world Organization. The Secretary-General, in a report to the General Assembly, noted specifically that "the setting of the United Nations headquarters should ... reflect its function as the focus of the whole world's common interests; it must have a certain dignity and grandeur" (A/311, p. 79).

52. It was decided that the design should be the result of a collaborative effort among eminent architects. A 10-member Board of Design Consultants was established, composed of prominent architects nominated by Member Governments. The members of the Board were N. D. Bassov (Soviet Union), Gaston Brunfaut (Belgium), Charles E. Le Corbusier (France), Ernest Cormier (Canada), Ssu-Ch'eng Liang (China), Sven Markelius (Sweden), Oscar Niemeyer (Brazil), Howard Robertson (United Kingdom), G. A. Soilleux (Australia) and Julio Vilamajo (Uruguay). Wallace K. Harrison of the United States was appointed Director of Planning, and Max Abramovitz was designated as Deputy Director. The Board and the Planning Office were further assisted by a number of associate architects and engineers and special consultants from various countries.

53. The Planning Office and the Board began their work early in 1947. Some 50 basic designs were created, criticized, analysed and reworked. In this process, the designers took into account, within the opportunities and constraints of the physical site, the institutional structure of the United Nations; the functional requirements of space for the Secretariat, delegations and press and of buildings services. While bedrock was some 60 feet (18.29 metres) below sea level between

46th and 47th streets, it was relatively near the surface at the south end of the site. This latter condition opened up the possibility for the construction of a skyscraper, but also dictated its placement on the site. In the end, the design concept involved the elements of a vertical city in the park (a tall rectangular slab) and an integrated civic centre (composed of the slab, a low General Assembly Building and a horizontal link, the Conference Building). To optimize the use of the available property, the landscaped area and the Conference Building were cantilevered over the FDR Drive up to the edge of the East River.

54. The Director of Planning presented in July 1947 the basic plans that had been unanimously agreed by the Board of Design Consultants. He noted that "the world hopes for a symbol of peace; we have given them a workshop for peace". The initial report of the Secretary-General on the basic scheme described the site as follows: "The East River site ... has sufficient scale for applying the fundamental elements of modern urbanism - sunlight, space, and verdure. Protected, yet given spaciousness by the wide expanse of the East River, the site has breadth enough to be made into a living unit of strength, dignity, and harmony." (A/311, p. 3, p. 11).

55. The original plan was estimated to cost nearly $85 million. However, the designers were requested to trim the cost by $20 million. This was achieved by reducing the height of the Secretariat Building from 45 to 39 floors, by diminishing the size of the conference areas and by utilizing an existing building on the site for the United Nations Library. The resulting $65 million plan was approved by the General Assembly on 20 November 1947, and the Government of the United States granted an interest-free loan for the full amount. The final instalment on the loan was paid in 1982. While the reduced scheme provided sufficient office space to satisfy expansion requirements until about 1965, the growth in membership of the United Nations required remodelling of the conference facilities only a few years after completion.

56. The contract for construction was awarded to a consortium of four large New York building firms in January 1949. The flag of the United Nations was raised to mark the completion of the steel framework on the Secretariat Building on 5 October 1949. On United Nations Day, 24 October 1949, President Harry S. Truman of the United States addressed a gathering of distinguished guests at a ceremony for the laying of the corner-stone. On 21 August 1950, only 20 months after the signing of the construction contract, the vanguard of the United Nations staff moved from temporary quarters in a converted war factory at Lake Success, Long Island, to offices in the new Secretariat Building. In the meantime, construction continued on other portions of the Headquarters facilities. On 14 October 1952, the General Assembly opened its seventh regular session in the completed General Assembly Hall.

57. The current Headquarters site complex consists of the General Assembly Building which has four floors plus a basement, the Conference Building with four floors plus three basements, a two-storey underground printing facility, a three storey underground parking garage, the Secretariat Building of 39 floors and three basements, the Hammarskjöld Library of three floors plus three basements and a large penthouse, and the two storey South Annex building.

58. Secretariat building. Distinctive bands across the width of the east and west façades provide outward expression of the mechanical installations on the 6th, 16th, 28th and 39th floors. This building, especially when juxtaposed with the unique shape of the General Assembly Building, is now immediately recognized internationally as a symbol of the United Nations. It was acclaimed at the time of its construction as a major breakthrough in architectural philosophy, style and technology. The transcendent lightness and verticality of the Secretariat was a striking contrast to the weight and horizontality of the Palais des Nations in Geneva, completed only 15 years before. The design represented a major change in the idea of what constituted "official" architecture. The Director of Planning, Wallace Harrison, was credited with converting the architectural design concept into reality by adroitly adapting available technologies and new materials. While some of the innovations of the design had been proposed previously by members of the design team and other architects, none had actually been realized on this scale.

59. As an austerely thin slab, 72 feet by 287 feet in plan (21.95 by 87.48 metres), the Secretariat Building rises 39 storeys (550 feet or 167.64 metres) alongside the East River. On the exterior of the reinforced concrete structure a free-hanging curtain wall of aluminum and light green glass provides a skin cladding to the broad expanse of the south-east and north-west façades. (Manhattan's street orientations are not true north-south, east-west.) On the narrow north-east and south-west ends, 2,000 tons of warm light gray marble from the State of Vermont make a powerfully contrasting statement of unbroken solidity for the crystal transparency and reflection of the East River and Manhattan façades. In front of the Secretariat Building is a large circular pool which controls traffic flow and conceals the entry ramp to the three-storey parking garage below. The large bronze sculpture "Single Form" by Barbara Hepworth is mounted on a granite base in the pool. It was added in 1964 as the result of a private donation.

60. Although the design of this building has stood up well functionally and aesthetically as an architectural solution, it is now considered to be seriously deficient with regard to energy efficiency. The engineering design was innovative in the use of river water for cooling, but otherwise reflected contemporary attitudes regarding energy conservation, based on low energy prices. During the summer the building forms a vast "heat sink" as the morning and afternoon solar radiation penetrates the glass wall. In the winter the single thickness of glass allows massive heat losses as the cold wind sweeps across the surface, drawing heat from the interior.

61. General Assembly building. The General Assembly building is the structure that makes the most original architectural statement in the ensemble, having met, as one publication notes, "a complex plan problem with the visual poetry of an elegant concave shape". This concavity is reinforced in the horizontal with a 380 foot (115.83 metres) long in-curving side wall of solid, unbroken English limestone, with panels and trimmings in Vermont marble that match and recall the north and south ends of the Secretariat building. It is also reinforced in the vertical by the gentle curves of the roof line, through which rises a shallow dome capping the centre of the General Assembly Hall. At the north end of the East river façade, a large three dimensional architectural sculpture by Enzo Martinelli stands out from the limestone. Against the strength of the long façade facing the

public thoroughfare, the delegate's entry discreetly pierces the solidity with a classically simple solution. At the north end of the building is a broad plaza overlooking the North Lawn and the gardens. It serves as the main public entrance to the Headquarters complex. The north façade is 160 feet (48.77 metres) in width and set with marble-faced ribbon piers alternating with specially designed translucent glass panels which illuminate the public lobby with a subdued light. Among the many artworks in the lobby area is a large stained glass window by Marc Chagall. It adjoins the Meditation Room added in 1962.

62. The General Assembly Hall, containing 2,100 seats, is a tour de force of space, shapes, textures and colour, appropriately one of the finest public spaces in the world. Below the 75-foot (22.86 metres) high base of the shallow dome, wood-slatted panels, interrupted by a wash of gold from ceiling to podium, descend against the outwardly tilted wall to the blue and green decor of the 165-foot (50.29 metres) long by 115-foot (35.05 metres) wide Hall. The lateral walls of the General Assembly Hall are adorned with large free-form murals designed by Fernand Leger. The original design included roundels for the seals of Member States surrounding a large seal of the United Nations. It became evident, however, that membership would soon exceed the number of roundels provided, and they were later replaced with the present simple gold background. There is, within the calm of the Hall, a sense of expanding space anchored inevitably by the political symbolism centred on the podium.

63. When construction plans were drawn up in 1947, provision was made for a total membership of 70, although there were only 57 Member States at the time. By 1955 the planned capacity had been exceeded. A $3 million expansion project, which primarily affected meeting areas, was completed in 1964 and provided space for a membership of 126. The General Assembly Hall was last remodelled in 1979 as part of a $15 million programme to increase the capacity of the General Assembly Hall and main conference rooms to accommodate a maximum of 182 delegations. Below the General Assembly Hall is Conference Room 4, a large two-storey hall which can accommodate a plenary meeting. Nearby on the same level are four smaller conference rooms and a concourse leading to the Conference Building.

64. Conference building. The conference building, the five-storey high link connecting the General Assembly and Secretariat buildings, extends along the waterfront for 400 feet (121.92 metres). Its narrow top level contains the Delegates' Dining Room, private dining rooms, and kitchen. Below this, on the second and third floors, are the three Council Chambers, each approximately 72 feet (21.95 metres) wide, 135 feet (41.15 metres) long and 24 feet (7.32 metres) high.

(a) The Security Council Chamber, just north of the small south Delegates' Lounge, was furnished by Norway, the country of the first Secretary-General, Trygve Lie, and designed by the Norwegian Arnstein Arneberg. A large mural by Per Krohg of Norway, symbolizing the promise of future peace and individual freedom, covers most of the east wall.

(b) The adjacent Trusteeship Council Chamber was furnished by Denmark and designed by Finn Juhl, a Dane. Against one wall is a nine-foot (2.74 metres) statue of a woman with arms upraised, carved from teak by Henrik Starcke, also of Denmark. The Trusteeship Council Chamber was recently remodelled for use by the Main Committees of the General Assembly.

(c) The Economic and Social Council Chamber lies between the Trusteeship Council Chamber and the north delegates' lounge, whose large glass wall faces north overlooking the gardens. The chamber was designed by Sven Markelius of Sweden and was furnished by that country. Beneath the Council Chambers are three large conference rooms, designed for the Assembly's Main Committees, and six small conference rooms.

65. Dag Hammarskjöld Library. At the south-west corner of the site is the Library dedicated on 16 November 1961 in honour of the late Secretary-General Dag Hammarskjöld. In harmony with the architecture of the other United Nations buildings and designed to meet the growing demands for library services, the new building measures 219 by 84 feet (66.75 by 25.60 metres), with a net floor area sufficient to accommodate 400,000 volumes. Construction of the Dag Hammarskjöld Library was made possible by a $6.6 million donation from the Ford Foundation.

66. Expansion programme. In 1976 the General Assembly approved the expansion of conference rooms and related support facilities at Headquarters. The programme cost $55 million and was carried out in three phases:

(1) Enlargement of the seating capacity of the main rooms to provide up to 200 positions for member and observer delegations, together with revisions to the layouts in Trusteeship Council Chamber, and Security Council consultation rooms, and the creation of flexible arrangements for conference rooms 5 and 6.

(2) Construction of an addition at the north end of the Conference building to house the offices and meeting rooms of the Advisory Committee on Administrative and Budgetary Questions and office space for conference services staff. At the same time, the underground North Lawn Printing Plant was constructed. At ground level only the hedge-enclosed light well for the office space gives any hint of the 100,000 sq.ft. facility below the gently sloping lawn.

(3) Expansion of the delegates dining facilities and construction of the South Annex Building which houses training and interpreters facilities and a 750-seat cafeteria for staff, delegates and visitors. The two-storey addition was completed in 1982.

67. UNITAR building. In 1964 the United Nations acquired from the Ninth Federal Savings Bank the leasehold of the building at 801 First Avenue (at the north-west corner of First Avenue and 45th Street) for $450,000, with funds given to the United Nations by the Rockefeller Foundation for the purpose of providing accommodation for the United Nations Institute for Training and Research. The building had been built by the bank in 1950 on leased property. The leasehold was renewable for various terms up to the year 2035 at rates based on market value at the time of renewal. In September 1989 the United Nations purchased title to the

underlying land and all rights from the owners for $4,450,000. The building has four storeys plus basement and a gross area of 28,987 sq.ft. (2,694 sq.m.). The area of the property is 4,833 sq.ft. (449 sq. m.).

68. 3 Sutton Place. This building was built about 1920 as a residence for Miss Ann Morgan, daughter of the financier J. P. Morgan. In 1972 it was given to the United Nations Association of the United States of America by the current owner Mr. Arthur A. Houghton, Jr. for use as the residence of the Secretary-General of the United Nations. On 26 December of the following year, the Association transferred title to the United Nations. The building was designed by Mott Schmidt, a noted townhouse architect, and is typical of the Sutton Place townhouses of the period. The principal rooms are on the second floor, with private quarters on the third and fourth floors. The property is a double lot, 40 feet wide by 70 feet, 3 inches deep. In the rear the building overlooks a communal garden and the East River.

69. Archives and Records (rented space). Repeated relocation of the archives of the United Nations has provided one of the safety valves of space management at United Nations Headquarters. Initially located in the Secretariat Building, it was subsequently moved to the basement of the Library, then to rented warehouse space in Long Island City, and then in 1978 to its present location on the 11th and 12th floors of the office building at 345 Park Avenue South. The present lease expires on 31 July 1993 and a substantial increase from the current rent of $460,000 per annum is probable. A long-term plan is required for the permanent accommodation of the Archives in space that provides proper environmental conditions for the use and preservation of the archival materials.

70. DC-I Building (rented space). In 1968 the New York State Legislature established the United Nations Development Corporation (UNDC) as a public benefit corporation of the State of New York for the purpose of meeting the needs of the United Nations and the United Nations community for office space, hotel accommodation, housing and other facilities in the immediate vicinity of United Nations Headquarters. The Legislature set the boundaries of the United Nations Development District and granted the right to issue tax-exempt bonds to finance the projects. The first project of UNDC was the erection of a 39-storey building at the north-west corner of 44th Street and First Avenue, providing 357,835 square feet of office space for the United Nations and permanent missions on the first 26 floors. The 27th to 39th floors were constructed as hotel facilities for visitors and dignitaries. The building, designed by Kevin Roche, John Dinkeloo Associates, was completed in 1975. The United Nations and UNDP currently occupy 339,143 square feet in the building, known to the staff as DC-I.

71. DC-II Building (rented space). The first UNDC project did not provide sufficient office space to replace all rental office space of the United Nations in New York, and a second project was soon begun on the north side of 44th Street, adjoining DC-I. The DC-II Building, also designed by Kevin Roche, John Dinkeloo Associates, provides 368,541 square feet of office space in the first 26 floors and additional hotel facilities on floors 27 to 39. The United Nations currently occupies 311,442 square feet in the building, which was completed in 1983.

D. United Nations Office at Vienna

72. By resolutions 2089 (XX) of 20 December 1965 and 2152 (XXI) of 17 November 1966, the General Assembly established the United Nations Industrial Development Organization (UNIDO) as a subsidiary organ of the General Assembly of the United Nations. In response to an offer by the Government of Austria, the Assembly designated Vienna as the headquarters of UNIDO by resolution 2212 (XXI) of 17 December 1966. The basic Headquarters Agreement was signed on 13 April 1967, the first of a series of Agreements. The United Nations Office at Vienna was formally established in 1980 to include the offices of the United Nations (other than UNRWA and the specialized agencies) located at Vienna. UNIDO became a specialized agency in 1986. An exchange of notes on 20 December 1985 constituted an interim agreement and provided that existing agreements should continue to apply mutatis mutandis pending the conclusion of definitive agreements reflecting the conversion of UNIDO into a specialized agency.

Site

73. The Vienna International Centre provides permanent accommodation for the United Nations Office at Vienna and the Headquarters of UNIDO and the International Atomic Energy Agency (IAEA). It is situated in the 22nd district on the left bank of the Danube about 3 miles from the centre of the city in a scenic recreation area, with the Donaupark and tower to the north, the woods along the Alte Donau (a former channel of the Danube) on one side and the shore of the Danube on the other. The site of some 57 acres was selected in 1968 after a careful review of several possible sites. It fronts on Wagramerstrasse, which leads directly to the centre of Vienna across the Danube. The old Reichsbrucke was replaced with a new bridge which included provision to carry the new U-bahn (subway) that has a station directly in front of the United Nations site. For arrival by car there are exits directly to the site from the riverfront expressway which connects directly to the airport. The excellent transportation capabilities are the result of thoughtful and detailed advance planning by the City and Federal authorities, the architects and engineers and the United Nations and its consultants.

Buildings

74. An international competition for the design of the buildings at Donaupark was organized by the Government of Austria in 1968. It produced world-wide interest among architects and resulted in 288 submissions. In September 1969 the international jury awarded four prizes but declared that none of the prize-winning designs were suitable for immediate execution in their original form. The jury recommended that the four be commissioned to revise their designs and provide detailed plans for the first building phase. Accordingly the Austrian authorities invited the four to submit revised projects, retaining the fundamental ideas of their design, but taking the jury's comments into account. The revised designs were submitted in April 1970. A nine-member expert committee was appointed by the Austrian authorities to review the revised designs in the context of the detailed specifications and guidelines issued for the second stage of the competition. The committee held three separate series of meetings in May, June and July. At the same time the revised designs were reviewed for suitability by the United Nations

and IAEA and by the independent consultants which the international organizations had retained. At the conclusion of these detailed reviews, the Austrian architect Johann Staber was designated the winner. The winning design was announced on 18 December 1970 by the Federal Chancellor of Austria.

75. In addition to the United Nations facilities, the competition required that designs also provide for a conference/exposition hall, hotel and parking, as well as expansion of all facilities. In the winning design, the facilities for the international organizations comprise one of three integrally designed building groups: (1) the United Nations Centre, a complex of office buildings containing the Headquarters for UNIDO and IAEA, as well as other offices of the United Nations, an autonomous conference centre and a common services building, (2) the Austrian International Conference Centre, and (3) for future expansion and additional buildings for other organizations. All three groups are designed as well for future extensions that would be aesthetically consistent with the current construction.

76. Construction of the facilities for the international organizations commenced in 1972 under the general direction of the Internationaler Amtssitz und Konferenzzentrum Wien (IAKW), a joint consortium of the City of Vienna and the Federal Government. The international facilities were completed in 1979. The buildings were inaugurated in a ceremony on 23 August 1979. Separate agreements were signed by IAEA and Austria and between the United Nations and Austria on behalf of UNIDO and the other United Nations offices at Vienna on 28 September 1979. More detailed agreements were signed on 19 January 1981 covering responsibility for maintenance and other matters. The extraterritorial area delineated in the attached maps is some 18 acres. The facilities are known locally as the Vienna International Centre or VIC.

77. Construction of the Austrian Conference Centre began in 1982 on the site adjoining VIC and was completed in 1986. The Government has advised the United Nations that the facilities of the Austrian Conference Centre will be placed at the disposal of the international organizations at VIC free of charge for meetings that cannot be accommodated in the conference facilities in VIC (A/AC.172/137, p. 19). Although the Austrian Conference Centre is completely independent of VIC, there is a direct link from the main floor of the common services building of VIC. The Austrian Conference Centre occupies approximately 8 acres. The balance of the original site not occupied by VIC is held in reserve by the local authorities for future expansion.

E. United Nations Office at Nairobi

Establishment of the United Nations Environment Programme and the United Nations Centre for Human Settlements in Kenya

78. The United Nations Environment Programme (UNEP) was established by the General Assembly in its resolution 3004 (XXVII) of 15 December 1972. At the same session the General Assembly decided to accept the offer of the Government of Kenya to locate the UNEP headquarters at Nairobi. The Agreement between the United Nations

and the Government of Kenya regarding the establishment of the Headquarters of UNEP was signed on 26 March 1975.

79. The General Assembly, by its resolution 32/162 of 19 December 1977, established the United Nations Centre for Human Settlements (Habitat), and decided that its Headquarters would also be located in Nairobi. By letter of 22 March 1979, the Minister for Foreign Affairs of the Government of Kenya confirmed that the Agreement between the United Nations and the Republic of Kenya regarding the Headquarters of the United Nations Environment Programme applied mutatis mutandis to the United Nations Centre for Human Settlements (Habitat) at Nairobi in accordance with Article XVI, Section 45 of the 1975 Agreement.

80. The United Nations General Assembly, by section XXI of its resolution 38/234, endorsed the establishment of an independent United Nations Common Services unit (UNCS) with effect from 1 July 1984. The unit provides common administrative and technical services to tenants at the United Nations Office at Nairobi in the areas of building and grounds management, telephone and communications services, local transportation, and safety and security operations.

81. The United Nations Office at Nairobi is the fourth United Nations Centre, joining those in New York, Geneva and Vienna, and was the first to be located in a developing country. It houses the global headquarters of the United Nations Environment Programme (UNEP) and the United Nations Centre for Human Settlement (Habitat); the regional offices of the United Nations Educational, Scientific and Cultural Organization, the United Nations Children's Fund and the International Civil Aviation Organization, as well as the offices of the United Nations Information Centre, the World Food Programme, the United Nations Common Services (Nairobi), the United Nations Sudano-Sahelian Office and the United Nations Fund for Drug Abuse Control.

Site

82. After evaluating several alternative sites in the immediate environs of the city, the United Nations selected the present site of 100 acres (40.47 hectares) among the rolling hills of Gigiri in the Kenyan highlands. Although the site is within the city limits, it lies some 9 kilometres (5.6 miles) from the city centre, just off Limuru Road, one of the main urban arteries leading out of Nairobi. It is surrounded by open fields, forests and residential areas and enjoys superb views. An additional 40 acres (16.19 hectares) adjoining the original site was granted to the United Nations in 1984 and accepted by section XV of General Assembly resolution 39/236 of 18 December 1984.

83. UNEP quickly outgrew its temporary quarters in the office tower of the Kenyatta Conference Centre in downtown Nairobi. While feasibility studies for the permanent headquarters at Gigiri were in progress, a low-cost "temporary" project was undertaken on a rush basis. Eight two-storey office blocks, a small canteen, two utility buildings for printing shop and storage, and a gatehouse were completed in seven months and occupied on 11 December 1975. The buildings are arranged in gentle arcs following the contours of the land. Parking was placed at the periphery of the complex. Storm water channels were integrated with ponds and the landscaping of the central area. The gardens grew quickly and in a few months

provided an extremely attractive office environment for the UNEP staff. Although the buildings were intended as temporary structures, the idea of removing them was soon abandoned and planning of the permanent headquarters proceeded on the basis of integrating and upgrading the initial buildings.

84. Construction of the permanent facilities was initially approved by the General Assembly in 1977. With the establishment in 1978 of Habitat, the United Nations Centre for Human Settlements in Nairobi, it became necessary to expand the project. The design for the new office and conference facilities incorporated the existing buildings into the site layout and the associated landscaping. Architects for the initial buildings as well as the permanent headquarters facilities were Mutiso Menezes International of Nairobi. Construction began in 1982 and was completed in 1984. The final cost at completion of the permanent facilities was $US 27,078,200.

Design considerations

85. The aim of the United Nations was to develop the headquarters facilities for UNEP and Habitat that would reflect the environmental objectives of the Organization and be a model of its kind. In the Nairobi region, low humidity, moderate temperature, and frequent breezes during the day offer optimum conditions for natural ventilation. Siting, building design and landscaping have been used to enhance these natural conditions and minimize energy use. The low-level design makes elevators unnecessary; ramps have been constructed to provide access for the handicapped. Consequently, a minimal number of mechanical and electrical installations were required by the design; water recycling and solar water heating systems were also utilized. The design makes full use of locally available building materials and employs labor-intensive building methods. An average of 800 workers were used throughout the construction period.

86. The east-west alignment of the office blocks reduces the glare from the morning and afternoon sun and increases the cooling effect of the prevailing winds (north-easterly during the early months, south-easterly during the later months). Wind movements funnel through the offices in cross ventilation, the warm air rising, channelled through a double roof system, accelerated by venturi vents. North and south of the offices, belts of woodlands help direct the air currents toward the buildings. Heat gain is further reduced by perforated walls on the east and west façades and by the use of sun shades and window plantings. Thus, a comfortable working environment has been achieved, eliminating the need for air conditioning.

87. Solar water heating installations for the kitchen and recirculation of treated waste water for irrigation and waterscape purposes add to the environmental efficiency of the complex. The recirculation system includes oxidation ponds, an intermediate aquaculture tank, and the artificial lake. Water can then be pumped from the lake to irrigate the landscaping of the complex. The objective is a balanced ecosystem, an aesthetically pleasing environment and a minimum of maintenance. The artificial lake now supports many species of flora and fauna.

Buildings

88. A curving roadway leads up to the main entrance from the entry checkpoint and visitors' pavillion past a colorful display of flags of Member States. There are no doors at the delegates' entrance. A broad canopy covers the open terrace leading to the central concourse with information and security desks, the central crossroads of the complex. Beyond this point are a series of terraces, lined by waterfalls and pools with aquatic plants, leading down to the main plaza. The conference halls on either side of the plaza frame the view of the gardens, the reservoir and hillside beyond.

89. Conference facilities. The two conference halls and related support facilities have been planned to provide for medium-size United Nations meetings such as the annual sessions of the Governing bodies of UNEP and UNCHS (Habitat). The facilities can accommodate a total number of 1,400 delegates and observers. Conference Hall West includes conference room 1 with a fixed horseshoe arrangement seating 500 participants. Conference Hall East contains conference rooms 2, 3 and 4 and offers optimum flexibility with mobile partitions and non-fixed seating. The partitions, especially designed for manual positioning, can be used to create a conference room seating 500, and one committee room seating 200. Alternatively, the partitions can be removed to allow for a seating capacity of 900 to accommodate large conferences or social gatherings. The committee room may be further divided into two rooms (conference rooms 3 and 4) for 100 delegates each.

90. Each conference hall has simultaneous interpretation equipment for eight languages, a press gallery and an observers' gallery seating 50 persons. The East Conference Hall is equipped with electronic voting facilities. When divided into three rooms, two of the rooms are limited to translation facilities for four languages. Conference facilities are supported by three adjacent conference rooms with seating capacity of 25 and simultaneous interpretation for two languages. There is also a caucus room without interpretation facilities, which seats 20, as well as offices for use by conference bureau and conference staff. A projection room, duplicating and documentation distribution rooms and a display and art exhibition area are also provided. In addition to various commercial facilities for use by delegates the concourse area also includes the dining facilities and the UNEP library. The main cafeteria seats 230 seats inside with additional seating outdoors. There is a restaurant seating 90 persons adjacent to the cafeteria. The delegates' lounge and the patio-cafe are located on the other side of the main concourse.

91. To the east of the delegates' entrance is the library building, which has a total area of 2,000 m^2 on two levels of and provision for expansion vertically and horizontally. The building contains areas for bookstacks, administrative offices, reception and reading areas, archives and reproduction rooms.

F. Economic Commission for Africa, Addis Ababa

92. The United Nations Economic Commission for Africa (ECA) was established by Economic and Social Council resolution 671 (XXV) of 29 April 1958. At the same session the Economic and Social Council decided to accept the offer of the Government of Ethiopia to locate the Headquarters of the Commission in Addis Ababa (1021st meeting, 2 May 1958).

93. The Agreement between the United Nations and the Government of Ethiopia regarding the Headquarters of the United Nations Economic Commission for Africa was signed at Addis Ababa on 18 June 1958. As a contribution of the Ethiopian people to the furtherance of the ideals and aspirations of the peoples of Africa, the Head of State commissioned the construction of buildings to accommodate the secretariat of the Commission and serve as venue for future African and international conferences. The building complex was designated "Africa Hall".

Site

94. The site of the original Africa Hall buildings is located on the east side of Menelik Avenue, opposite the National Palace. The south side of the property falls away sharply to Banteyiketu Stream. To the south and west, the site overlooks the city and the gardens adjoining the National Palace. The Africa Hall site and the additional adjacent lands granted in 1971 and 1990, form a single property. The total land area within the boundaries of the integrated site is approximately 10.45 hectares (25.82 acres), including the new plot of land (4.23 hectares/ 10.46 acres) granted under the Agreement of 18 January 1990 for the construction of additional conference facilities.

Buildings

95. The present United Nations facility in Addis Ababa consists of two adjacent building groups, namely, the two original Africa Hall Buildings and three Extension Buildings. The architects for the original buildings were Fanano and Mezzedimi and the architects for the extension project were Studio Mezzedimi.

Africa Hall buildings

96. The older of the two existing groups of buildings is comprised of the two Africa Hall buildings, constructed from 1959 to 1961 by the Ethiopian Government at a cost of $5 million (Eth.) to house the headquarters of the Economic Commission for Africa. The buildings are set high above Menelik Avenue, with broad stairs, fountain cascades and terraced plantings leading down to the street level. The buildings were formally opened on 6 February 1961 on the occasion of the third session of the United Nations Economic Commission for Africa and are considered a national landmark. They include:

(i) Conference building (13,851 square metres/149,092 square feet), incorporating a plenary hall and meeting rooms. The high sheltered space between the conference building and the office building serves as a grand porte-cochere for arrival by car. To the left a broad stair leads down to a rotunda under the main

conference hall. To the right formal stairs lead up to the two-storey entrance hall. Coming into view as one ascends the stairs to the entrance hall is the large stained-glass work representing Africa, covering the entire east wall of the entrance hall. This competition-winning design was conceived and executed by the Ethiopian artist Afewerk Tekle. It consists of three large windows. According to the artist's statement, the work represents three symbolic aspects of Africa in three predominant colours:

"Africa then", red (Africa in its bitter struggle against the heavy shadow of ignorance on one hand, and, on the other, the pressure and storm caused by the impact of colonialism);

"Africa then and now", green (colonialism destroyed and the peoples of Africa on the threshold of their future); and

"Africa now and the future", yellow (the great struggle of the African peoples for freedom and the serious responsibility that this entails within an incessant search for knowledge).

The entrance hall is actually on the first floor of the office building, as are the six small meeting rooms intended for committee sessions. The hall is connected to the conference building by two wide bridges leading through the delegates' lounge areas to the entrances to the main conference hall. The main conference hall, also known as Africa Hall, accommodates 84 delegates at table in a horseshoe seating arrangement. There are two gallery levels above the interpreters' booths, and a head of State gallery behind the rostrum.

(ii) Old Office building (10,283 square metres/110,686 square feet), a seven-storey concrete structure. Originally the ground floor was left open to provide covered parking; it was subsequently enclosed to provide additional space for the ECA secretariat. Since the relocation of ECA to the Extension Office building in 1976, the building houses mainly the offices of the United Nations family of organizations other than those of the secretariat of the Economic Commission for Africa.

97. Ownership of the Africa Hall buildings and the original site were transferred to the United Nations on 26 May 1971, together with additional lands on which the United Nations would construct the Extensions to Africa Hall to meet the growing needs of the Commission secretariat. A condition of the transfer was that the conference facilities in Africa Hall, when not required by the United Nations, would be made available to the Government to accommodate conferences of other international bodies (such as the Organization of African Unity, also headquartered in Addis Ababa).

Extension buildings

98. In 1973 the United Nations initiated construction of the second group of buildings, known as the Extension Buildings. These were completed at a cost of $6.8 million and occupied by the secretariat of the Economic Commission for Africa in 1976. They consist of three reinforced concrete buildings located to the east and south of the original buildings as follows:

(a) Extension Office building, a ten-storey building with a gross area of 18,864 square metres (203,052 square feet) including approximately 6,000 square metres (64,584 square feet) of usable office space. Most of the units of the secretariat of the Economic Commission for Africa are located in this building. Bridges connect the first floor of the Extension Office Building with the main entrance hall of the older buildings, and also to the top levels of the Cafeteria and Library buildings.

(b) Cafeteria, a three-level structure of 1,727 square metres (18,589 square feet) that provides both dining and lounge facilities for delegates and staff. The cafeteria, on the lowest level, is surrounded on three sides by terraces overlooking the landscaped gardens.

(c) Library, a five-level structure of 5,004 square metres (53,863 square feet) used both as a library and a training facility for the staff. Like the Cafeteria, the Library rises only two storeys above the ground on the side towards the office buildings, maintaining a low silhouette and preserving views to the surrounding mountains. The apparent mass of these buildings is further minimized by placement at 45 degrees to the main axis. An open terrace between the Cafeteria and Library buildings covers a basement link holding mechanical equipment and service facilities. The actual size of the two buildings and the link is evident from the south, where sweeping reinforced concrete piers buttress the buildings set diagonally into the steeply sloping hillside.

99. New conference facilities. As early as 1969, the Secretary-General had reported to the General Assembly that the conference facilities in Africa Hall were insufficient to accommodate the requirements of the Commission due to its greatly increased membership (A/C.5/1265). Construction of the new conference facilities, approved by the General Assembly in 1984 in section III of resolution 39/236, will provide for one large conference room, one medium conference room in addition to the existing Africa Hall, and four small conference rooms and related facilities (1-2-4 scheme). The architects for the conference facilities are Studio Valle of Rome, winners of the international competition held in 1986. Construction of the new facility is scheduled to begin early in 1991. The total floor area involved is approximately 45,160 square metres. The new building will be linked by a bridge to the conference facilities in the existing buildings through the first floor of the Extension Office Building.

G. Economic Commission for Latin America and the Caribbean, Santiago

Site

100. The headquarters for the Economic Commission for Latin America and the Caribbean is located in one of the more attractive settings of metropolitan Santiago, on the left bank of the Mapocho River. Directly across the river from the site the rugged foothills of the Andean Cordillera rise abruptly above the plain. The approach road to the ECLAC compound, Dag Hammarskjöld Avenue, runs through Vitacura Park which parallels the river.

101. Prior to the transfer of the site of almost 5 hectares (12.36 acres) to the United Nations by the Government, this parcel formed a part of Vitacura Park. To establish a level platform for the new building, the ground level was raised as much as four to five metres (13 to 16 feet) above the flood plain on the west side. Massive retaining walls built of water-washed boulders echo the abrupt rise of the nearby mountains and buttress visually the heavy reinforced concrete structure hovering above the flood plain of the river.

Buildings

102. Headquarters Main building. On 14 November 1958 the General Assembly, by resolution 1273 (XIII), authorized the Secretary-General to proceed with the planning and construction of the ECLAC headquarters building. Following an open competition for the design of the ECLAC headquarters building and site in which some 40 entries were submitted, the Chilean architect, Emilio Duhart Harosteguy, was selected in November 1960. A writer and professor, he had been as well a collaborator in the offices of the architects Le Corbusier and Walter Gropius. Other collaborators in the project were Christián de Groote and Roberto Goycolea.

103. The principal building, the so-called anillo or "ring" building, consists of four units, each 15 by 80 metres, joined to form an open square or ring, 95 metres on each side. The engineering design of the structure of the anillo is rather unusual. In fact, the anti-seismic structural concept establishes the basis for the architectural form. Four enormous reinforced concrete pillars on each façade of the peripheral and patio sides support immense inner and outer concrete ring beams running the full length of the building at the uppermost reach of the building. Upon these rest prefabricated, post-tensioned transverse concrete beams from which, in turn, the office floor beneath, which is suspended by steel rods, similar to the principle involved in the support for the deck of a suspension bridge. Large neoprene pads atop the piers and between the piers and the suspended floor dampen displacements in event of an earthquake. The structural engineers responsible for the highly sophisticated engineering solution were César Barros and Hartmut Vogel.

104. The anillo serves as the principal office space of the complex. Various units such as the library and documents areas were located in separate elements on the terrace or zócalo below the anillo. These elements were discreetly hidden behind plantings or heavy stone/concrete walls similar to the retaining walls. They are not connected structurally to the suspended office floor above.

105. Suspended pedestrian bridges divide the interior court of the anillo into four quadrants. The bridges run from the centre bay on each side of the anillo to the nucleo, or nucleus building, housing administration, information, technical staff, dining facilities and mechanical installations. The south bridge also serves to cover the walkway leading from the main entry portal to the nucleo. In contrast to the light suspended office floor of the anillo with its elegant glazed curtain wall, the nucleo is of rough concrete with various shaped slots and punctures for window openings. The nucleo is placed slightly off-centre in the courtyard, occupying a portion of the north-west quadrant.

106. The conical Caracol, or Conference hall is located in the south-east quadrant of the courtyard. The Caracol, which recalls the form of a snail shell in the spiral of its large external staircase leading to the roof terrace, also echoes the bold outline of the mountain peaks. The concrete walls enclose a medium-sized conference room on the upper level. A second conference room, at the ground level, was part of the original design but built only at a later date due to shortage of funds.

107. The building was inaugurated on 29 August 1966 by the United Nations Secretary-General U-Thant and President Eduardo Frei of Chile. A statement made at the dedication asserts that the building succeeds as a casa and as a monument - a casa de las naciones in communitarian relationship and a monument visibly expressive of the strong spiritual and social desires of mankind. As a bold architectural/engineering concept it represents one of the most outstanding examples of architecture associated with the United Nations.

108. The final cost at completion was $4,075,000. A further appropriation of $1,328,500 was approved for a series of major alterations and improvements to the premises that were begun in 1969 and completed in 1972. Among these was the construction of additional office space on the terrace under portions of the anillo. (A/7476, para. 114)

109. Documentation Research Centre (DRC) Building. The construction of the Documentation Research Centre Building commenced in January 1975 and was completed in March 1976. The construction budget was $1,069,500, of which approximately 60 per cent was financed by the Government of the Netherlands. The single-storey building, designed by the Chilean architect Carlos Alberto Cruz, is elegantly wrapped in a dark smoked glass façade. In addition to the DRC, later known as the Latin American Documentation Centre (CLADES), the building houses the ECLAC Computer Centre and part of the Statistics Division.

110. Auditorium. Preliminary designs for this building were provided by Carlos Alberto Cruz. It was constructed as a replacement for a provisional structure used for staff activities that had been destroyed by the flooding of the ECLAC compound in 1982. A basic, low-cost building, its cost of $80,000 was financed by the insurance settlement for the destroyed structure and Staff Union funds. Construction was completed in 1984.

111. North Building. To the north of the main headquarters building is a low-cost, modular building, designed by the Chilean architect, Hernán Precht. It was begun in March 1988 and completed in May 1989. It houses the Centro Latinoamericano de Demografía (CELADE), which previously occupied rented office space in a building adjacent to the ECLAC compound. It also accommodates the Documents and Publications Division of ECLAC. The construction cost of the first phase was $631,337 distributed as follows: extrabudgetary, $327,886 (contributions of UNFPA, France and Canada); and regular budget, $303,451.

H. Economic and Social Commission for Asia and the Pacific, Bangkok

112. The headquarters seat of the Economic Commission for Asia and the Far East (ECAFE), was established at Shanghai in 1947. However, the situation there in 1948 necessitated a temporary move of the secretariat to Bangkok, where operations resumed in January 1949. The ECAFE secretariat occupied several temporary quarters in Bangkok, but was soon accommodated at the Sala Santhitham, a new building built by the Government in 1954. An Agreement between the United Nations and the Government of Thailand relating to the establishment in Bangkok of the office of the Economic Commission for Asia and the Far East (ECAFE) was signed on 26 May 1954. It described the provision of facilities at what was termed "the working site" of the Commission. In 1970 Bangkok was formally designated as the headquarters seat of ECAFE.

113. The Sala Santhitham was built by the Government in 1954 at the intersection of Rajadamnern Nok Avenue and Krung Kasem Road. This building housed various government offices in addition to those of the international organizations. Conference facilities suitable for meetings of the Economic Commission were completed in 1957. The entire facility was operated and administered by the Government. The main conference hall of the Sala Santitham was damaged by fire in 1969.

114. In 1967 a small four-storey building was constructed between the Assembly Hall and the north wing of the Sala Santitham. It provided space for offices, printing facilities and a cafeteria. The project had been made possible when the Netherlands Government approved the allocation of approximately $60,000 from an earlier donation of $205,000 to support the secretariat of ECAFE. The Netherlands Building and the Sala Santitham were recently demolished to make space for the new United Nations conference facilities now under construction.

Site

115. By 1970 much larger facilities were required. The Government made available an L-shaped property behind the Sala Santitham on which the United Nations could build the necessary additional facilities. The site is bounded by properties of the Wat Makutkasat School and the Royal Thai Army Headquarters. The principal frontage is on Rajadamnern Nok Avenue, a wide, attractive boulevard lined with ministerial and other major governmental installations. It is a ceremonial link between the Royal Palace on the east and the Grand Palace on the west. In front of the Sala Santitham is the Makawan bridge over the Klong Phadung Krungkasem. Two blocks to the east of the bridge the boulevard opens onto the broad plaza in front of the former National Assembly Building. The initial term of the lease for the United Nations site was 20 years, renewable for an additional 10-year term. In 1986 the Government and the United Nations signed a long-term agreement for the lease of the 1970 parcel as well the Sala Santitham site for an indefinite period.

Buildings

116. Secretariat and service buildings. The foundation stone-laying ceremony for the new secretariat and service buildings was conducted by Prime Minister Field Marshal Thanom Kittikachorn on United Nations Day, 24 October 1972. The general contract for construction was signed on 20 December 1972 and on United Nations Day, 24 October 1975, the buildings were ceremonially inaugurated by His Majesty King Bhumipol Adulyadej. They are of reinforced concrete and contain, respectively, 29,532 and 19,727 square metres (317,882 and 212,340 square feet) of floor area. Their combined total volume is 168,255 cubic metres (220,080 cubic yards).

117. At the time of its construction, the secretariat building was one of the tallest buildings in the area. Today Bangkok has well over 100 buildings that exceed 15 storeys in height. The service building provides three parking levels and four large general purpose floors for offices, computer centre, library, training centre, cafeteria, auditorium and meeting rooms. A bridge connects the service building and the secretariat building at the first floor level. The project also provided for the construction of a small conference hall structure to augment the existing conference facilities in the Sala Santitham. Architectural designs for the buildings were provided by the Ministry of Works, assisted by local engineering consultants.

118. Conference building (under construction). Construction of the new conference building began on 1 May 1989 and is scheduled to be completed by 31 October 1991. The ground-breaking ceremony was performed by the Prime Minister of Thailand, General Prem Tinsulanonda, on 1 July 1988. The total floor area of the new building is 50,730 sq.m. (546,060 sq.ft.). The building is four storeys plus two basements. It will include a plenary hall, two large conference rooms and two small conference rooms. The existing conference hall will be remodelled and integrated with the new conference building. Dining facilities, parking, exhibition space, press and communications facilities will be provided. Bridges will link the new building to the service and secretariat buildings at the first-floor level. The interior courtyard formed by the deck over the underground parking levels will be landscaped with pools and gardens.

I. Economic and Social Commission for Western Asia, Baghdad

Site

119. The Headquarters of the Economic and Social Commission for Western Asia is located in Ameriyah on the outskirts of Baghdad, 10 kilometres (6.24 miles) from the airport and 25 kilometres (15.6 miles) from the city centre.

120. The Economic and Social Council established the Economic Commission for Western Asia in 1974. It had been preceded by the United Nations Economic and Social Office at Beirut. The provisional Headquarters of the Commission was established in Beirut for an initial period of five years, during which time the Commission should decide the location of its permanent headquarters. At its second

special session at Doha, Qatar, in August 1976, the Commission decided to recommend to the Economic and Social Council that the offer of the Iraqi Government to provide all necessary facilities for the headquarters of the Commission should be accepted. In 1982 ECWA moved to temporary quarters in Baghdad where two apartment houses had been converted for its use as office space.

Buildings

121. The initial architectural and site planning concept for the complex is based on a design statement prepared by the National Centre for Engineering and Architectural Consultancy to the Ministry of Planning. A low building profile was chosen rather than that of a high rise structure to avoid complications for servicing and maintenance. A façade treatment influenced by but not imitative of traditional motifs of Western Asia provides a subdued, but dignified, aspect recalling the traditional spirit of the region. This is achieved by the use of an arcade that surrounds both the conference facility and the office building and provides a maximum of climatic protection to the building mass.

122. The building complex incorporates facilities for conferences and offices, plus a basement. There are 8.4 hectares (20.8 acres) of roads and grounds. Reflecting its two principal functions, conference activities and secretariat services, the Headquarters of ESCWA consists of two blocks forming one building, plus related facilities such as security booths, service area, vehicle shop, pump station. The building is seated on a large surrounding terrace or podium 1-metre high. A concourse separates the conference and secretariat blocks and serves as an entrance to both.

123. Secretariat block. This block includes two office floors and a library at ground level, and a partial basement, as well as two internal courtyards and a courtyard between the conference and secretariat blocks. It is decorated externally with aluminum screens and contains offices, computer room, co-op stores, storeroom, reproduction area and building equipment spaces. The internal partitioning is movable for flexibility in space planning.

124. Conference block. The conference block is divided into three distinct areas: main lobby for delegates, with information and security control desk, exhibition space and public access to the main conference hall. The interior spaces here are conceived as a series of interlocking volumes. The Plenary Hall and two committee rooms are equipped with simultaneous interpretation and public address systems. The interpretation and recording facilities in the conference rooms have the capacity to handle all of the official languages of the United Nations. Additional facilities include: a bank, airline office, film projection room, staff activities room, and a VIP lounge.

J. United Nations Truce Supervision Organization, Jerusalem

Site

125. Prior to 1930, the British High Commission for Palestine was accommodated in various rented premises in and around Jerusalem. In 1927 a Select Committee was appointed by the Chief Secretary to submit recommendations for a suitable permanent site. This Committee considered 18 possible locations and finally chose the site on the promontory of Jabal el Muqabbar (The Hill of Evil Counsel), in part because it enjoyed outstanding views of Jerusalem and surroundings from its height, views equalled only by those from the Mount of Olives. To the north there is a commanding view of the city and Judean Hills, to the east an outlook to the Mountains of Moab over the Valley of the Jordan and the Dead Sea, with additional views of the Judean hills to the south. The Committee considered that for eight months of the year the site would be pleasant and cool, removed from dust, noise, or proximity to dwellings, while during the winter it would be no more exposed to the elements than the best residential quarters in Jerusalem.

126. Approval was therefore given to acquire this property of approximately 80 dunums (approximately 8 hectares) and subsequently, several smaller adjoining plots, at a total cost of £8,700. A large building was constructed to provide office accommodation for the High Commission, in addition to serving as the permanent residence of the British High Commissioner for Palestine. The building and the surrounding area became known as Government House.

127. When the Mandate was nearing its end the British Mandatory Government, with United Nations concurrence, invited the International Committee of the Red Cross to take over Government House. The installation of the International Committee of the Red Cross in Government House was formally approved in an exchange of letters between the Red Cross authorities and the Arab authorities (the Arab High Committee) on 9 May 1948, and between the Red Cross and the Jewish authorities on 17 May 1948. The handover took place on 15 May 1948.

128. With the end of the British Mandate, hostilities commenced and continued intermittently between May 1948 and March 1949. To make it possible for the Red Cross to continue to serve its purpose a neutral zone of 2,650 dunums (2.65 sq.km.) was created around the Government House area. The zone was in fact under the control of the United Nations, although the Red Cross occupied Government House under its own flag. No one other than refugees and personnel serving with the United Nations or the International Red Cross could enter the neutral zone except by written permission of the United Nations Observers.

129. When the neutral zone was violated by both hostile parties, the Red Cross authorities decided to withdraw operations from Government House. On proper notification to the parties concerned (neither of which objected), the International Red Cross vacated Government House, with the surrounding area and neutral zone on 7 October 1948, and the entire property was formally transferred to the United Nations.

130. In mid-1949 the headquarters of the United Nations Truce Supervision Organization (UNTSO) was transferred to Government House from Haifa. The Cease Fire Agreement of 30 November 1948 left the Government House Area and the Neutral Zone intact. Nothing in the Hashemite Kingdom of Jordan-Israel General Armistice Agreement of 3 April 1949 abrogated prior agreements under the truce.

131. In June of 1967, Jordanian troops occupied the garden area of Government House, but were then driven out by Israeli Defense Forces (IDF). The IDF occupied Government House, causing the evacuation of the Chief of Staff and UNTSO personnel. On 24 August 1967, UNTSO was able to re-establish its headquarters on the site. The adjacent area that the Israeli authorities returned to the United Nations was smaller by two-thirds than the Government House area as it had existed on 5 June 1967. The return of the United Nations to the reduced site was "without prejudice to all rights and claims of the United Nations to the occupancy and possession of the whole of the premises" (S/7930/Add.27). Except for this brief period in 1967, the Government House compound has been occupied continuously by the United Nations since 1948.

Buildings

132. The main building of the Government House compound was completed in 1931 at a total cost of £53,000. It was designed by Auston St. B. Harrison, chief architect of the Public Works Department. The building is set at the crest of the promontory and enhanced on the north and east by terraces that step down the slope to the gardens. The building has three storeys and a basement, and is of the traditional masonry construction of the period. It features a commanding tower, roof terraces, domed porches and an arched stone porte-cochere. A large two-storey hall for receptions on the right of the main entrance is balanced on the left by a two-storey service wing. In addition to the gatehouse, various utility buildings, workshops, and staff facilities have been constructed over the years to support the activities of UNTSO and other peace-keeping units in the region. For many years the radio and satellite earth stations at Government House have been a key link in the United Nations regional and global communications networks.

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